

Before the Board of Zoning Adjustment, D. C.

Application No. 11733 of Sandra & Della Oakley pursuant to Section 8207.1 of the Zoning Regulations for a variance from the use provisions of the R-4 District to permit the rear premise (carriage house) of 640 C Street, N. E. to be used for human habitation, Lot 805, Square 864.

FINDINGS OF FACT:

1. The applicants propose to use an accessory building (carriage house) located behind a principle building and to the rear of the subject property.

2. The accessory-carriage house is larger than the principle building which is a single family dwelling. The carriage house is two-stories high and has electricity and plumbing facilities and at one time had a heating system within the structure.

3. There is no rear access to the carriage house, and egress and ingress would be to and from the front of lot 805, Square 864 which abuts C Street, N. E.

4. The subject property contains 3,880 sq. ft, which is over 2 times greater than the minimum lot area required in the R-4 zone.

5. The total lot occupancy of the structure located on the subject property is under the 40% requirement of the R-4 zone.

6. Because of the large size of the subject property, the Board finds that relief in this case can be fashioned on the basis of area variances application of Section 7516 of the Zoning Regulations, rather than a use variance which was applied for.

7. No opposition was registered at public hearing to this application.

8. The Capitol Hill Restoration Society recommended approval of this application.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that this application can be granted, not as a use variance, but with relief in the nature of area variances

from the rear yard, front yard, lot area, and lot occupancy requirements of the R-4 district, and by the application of Section 7516 of the Zoning Regulations which allows the Zoning Administrator to permit two principle buildings on one subdivided lot. No opposition having been registered, and based upon the evidence of the record, the Board concludes that the applicant suffers a practical difficulty as defined in Section 8207.11 of the Regulations, and the granting of these variances will not adversely affect the use of adjoining and neighboring property.

ORDERED: That the above application be GRANTED with the condition that no more than one unit be allowed in the converted carriage house.

HEARING DATE: October 16, 1974  
DECISION DATE: October 25, 1974

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller  
JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER: **NOV 15 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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